



Fishtown

# RETAIL SPACE FOR LEASE

2038 N. Front St.  
Philadelphia, PA

EXCEPTIONAL TI  
PACKAGE & TENANT  
FIT OUT AVAILABLE



TriStateCR.com

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# LISTING DETAILS

2038 FRONT STREET | PHILADELPHIA, PA

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## PROPERTY HIGHLIGHTS

- 2038 N. Front Street | *Outdoor Seating Potential*  
1,300 SF Facing Hope Street
  - Ground Floor: 700 SF
  - Basement: 600
- Located on the corner of Diamond & Front Street steps from the Heart of Fishtown
- Ground floor of new construction with 56 residential units
- Easy access to the Market-Frankford line
- Surrounded by new developments
- Located in a Qualified Opportunity Zone



## Demographics

	.25 Miles	.5 Miles	1 Mile
EST. POPULATION	5,304	17,085	66,294
AVERAGE AGE	34.0	33.9	32.9
EST. AVG HH INCOME	\$64,028	\$64,485	\$61,534
EST. TOTAL EMPLOYEES	864	2,761	17,152

## Area Retailers



# FLOOR PLANS

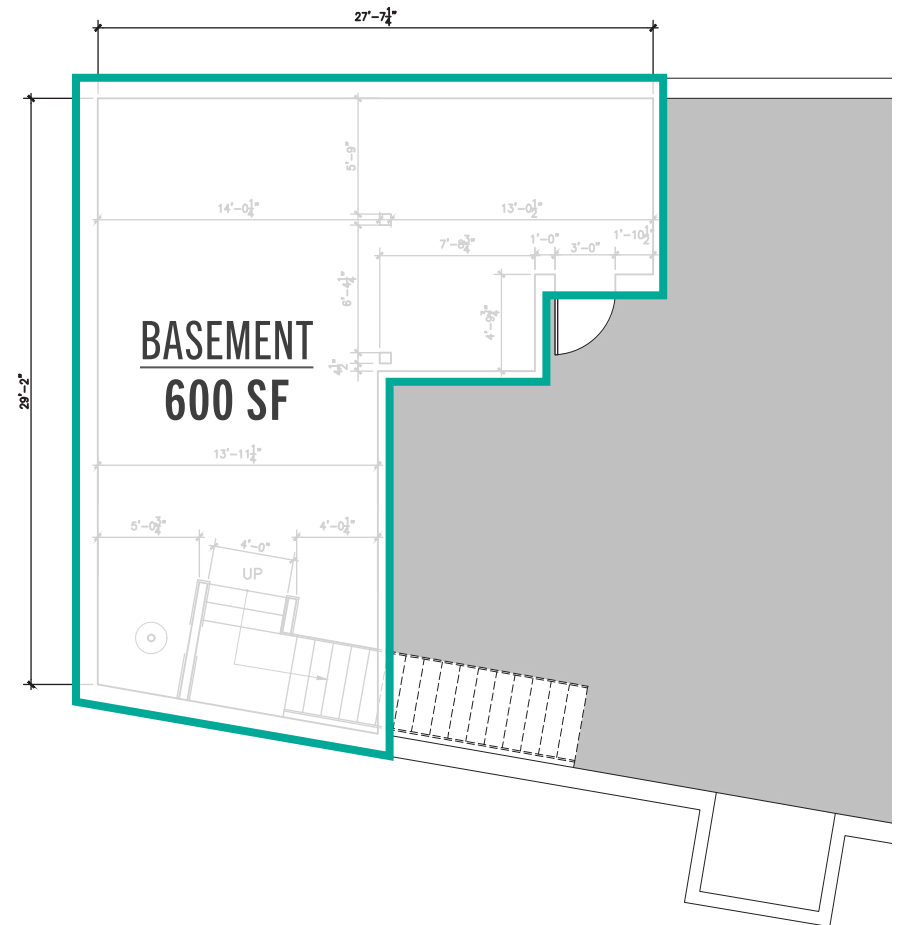
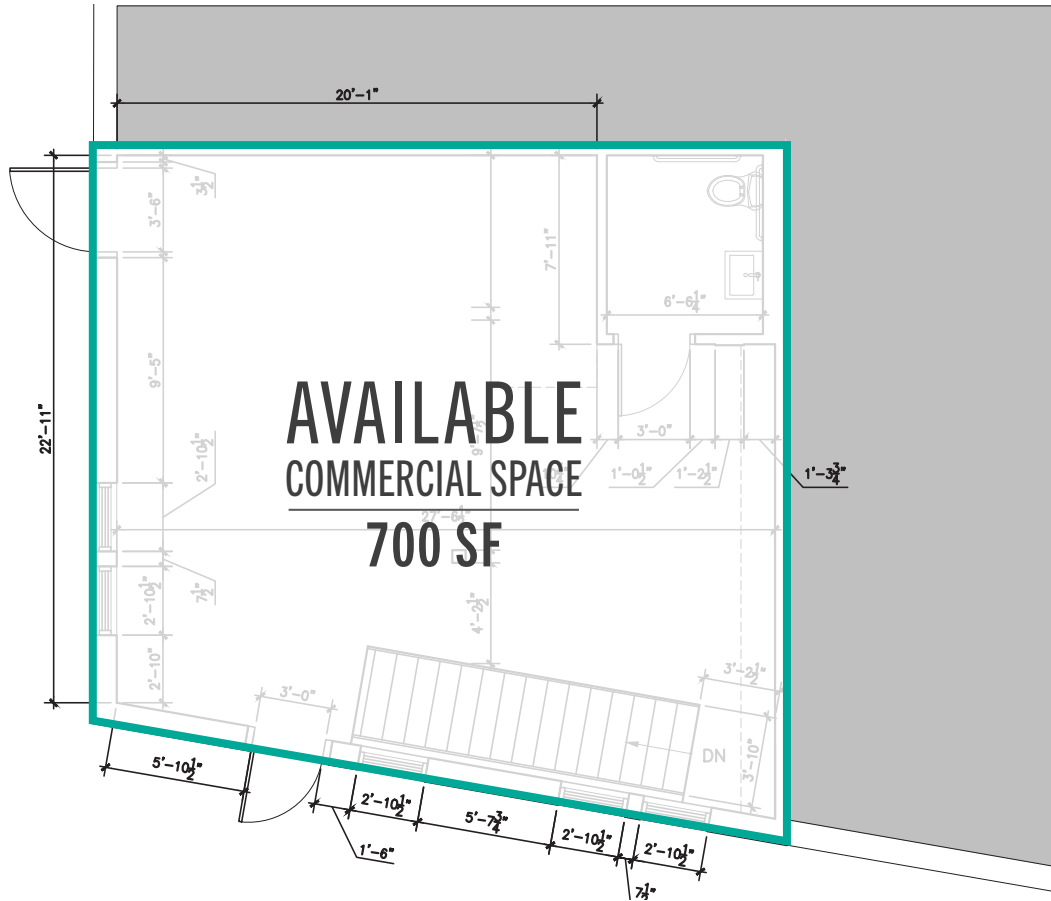
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TOTAL SF | 1,300 SF

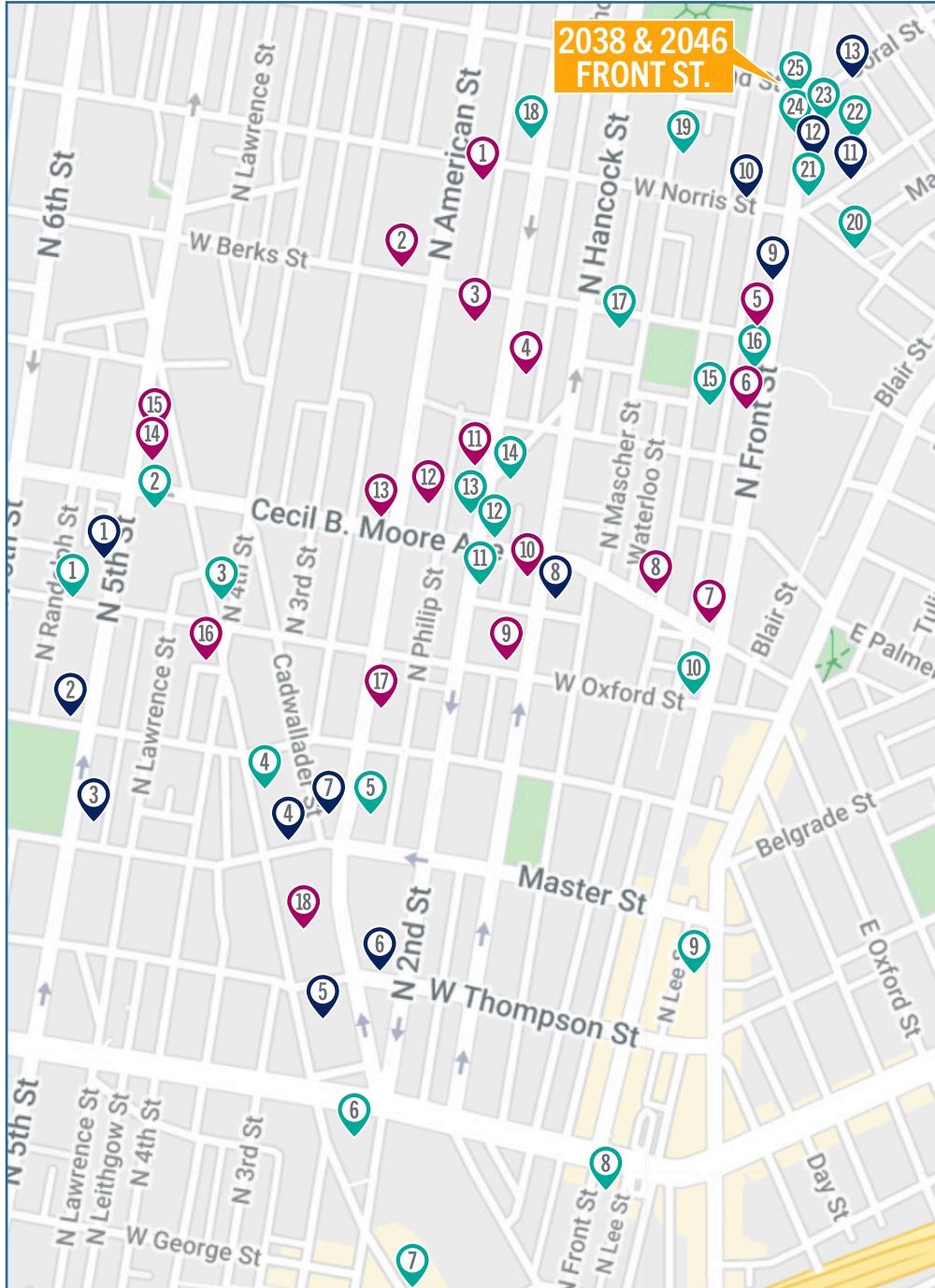


# AREA DENSITY

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COMPLETED		
Address	Units	
1	1620 N. 5th St. (N5 Square)	61
2	1516 N. 5th St. (Billy Penn Studios)	Artist Lofts
3	1401 N. 5th St. (Umbrella Factory)	180
4	1401-09 Germantown Ave. (G80NE)	50
5	236 W. Thompson St. (Liberty Square)	201
6	1300-54 N. 2nd St. (Dwell)	320
7	1400 N. American St. (Crane Arts Building)	Artist Lofts
8	1639 N. Hancock St. (Paperbox Studios)	Artist Lofts
9	1942 N. Front St. (Bank Flats)	28
10	111 W. Norris St. (Onion Flats)	88
11	2016 Amber St. (Northern Treaty Lofts)	18
12	2021-35 N. Front St.	30
13	2041-55 Coral St. (Harbisons Dairy)	86

PLANNING/ANNOUNCED		
Address	Units	
1	1901 N. American St.	213
2	265 W. Berks St.	1,000
3	1801 N. American St.	110
4	1817-19 N. 2nd St.	28
5	1900-22 N. Front St.	105
6	1828-42 N. Front St.	70
7	1700 N. Front St.	178
8	1700-30 N. Howard St.	103
9	175 W. Oxford St.	147
10	1640-48 N. Hancock St.	110
11	1730-54 N. 2nd St.	150
12	1705 N. American St.	179
13	1700 N. American St.	200
14	408-40 Cecil B. Moore Ave.	147
15	1700-24 Germantown Ave. (Graffiti Pyramid)	138
16	1524-38 Germantown Ave. (Gertz Brewery)	220
17	1525 N. American St.	110
18	1307-53 Germantown Ave.	120

UNDER CONSTRUCTION		
Address	Units	
1	528-40 W. Oxford St.	30
2	1649 N. 5th St. (Avenue 5)	147
3	1613-27 Germantown Ave.	40
4	1413-27 Germantown Ave. (Moscow & Monica)	125
5	1425 N. American St. (The Clay Studio)	Artist Lofts
6	1125 Germantown Ave. (North Liberty Triangle)	84
7	1075 Germantown Ave. (Piazza Terminal)	1,100
8	1141-49 N. Front St. (El Magnet)	43
9	1324 Frankford Ave.	50
10	1600 N. Front St.	38
11	1633 N. 2nd St. (The Cecil)	25
12	1701-17 N. 2nd St.	88
13	1712-28 N. 2nd St.	56
14	1731-39 Tilghman St.	32
15	1805 N. Howard St.	45
16	102-06 W. Berks St.	28
17	150 & 171 W. Berks St.	52
18	2024 N. 2nd St. (The Gotham)	142
19	2005-21 N. Howard St. (Copper Flats)	80
20	2110 E. Norris St.	95
21	2013-15 N. Front St	17
22	2020 Dreer St.	24
23	2037-41 N. Front St.	14
24	2038 N. Front St.	39
25	2046-54 N. Front St. (SITE)	17

**TOTAL # OF UNITS**  
.....  
**6,801**

# LOCATION AERIAL

2241 N. FRONT STREET | PHILADELPHIA, PA

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